

**ZONING APPLICATION FOR UNIFIED DEVELOPMENT ORDINANCE TEXT CHANGE  
AS PROVIDED IN THE UDO AT 155.401.3**

APPLICATION NUMBER \_\_\_\_\_ DATE FILED 10/28/2020  
APPLICANT'S NAME Two Capital Partners  
APPLICANT'S MAILING ADDRESS 3060 Peachtree Road NW, Ste 960, Atlanta, GA 30305  
APPLICANT'S PHONE NUMBER/EMAIL ADDRESS 404.926.1538 ; wtaubel@twocapitalpartners.com

I request consideration of the following change in text of the Matthews Unified Development Ordinance:

Requested text change is:

- ☒ a change in wording to existing Section(s)  
☐ an addition to Section(s)  
☐ a deletion of wording at existing Section(s)

Below is the text requested to be changed, added or deleted:

Existing Section 155.503.4.C.5 Proposed Section \_\_\_\_\_

SEE ATTACHED

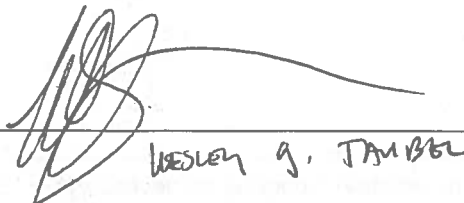
*(continue on additional page(s) as necessary)*

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What is the intended effect of this request?

To modify slightly, the existing open space requirement of the C-MF zoning district to a standard that can be provided by developments seeking to utilize this zoning district.

APPLICANT SIGNATURE



Wesley G. Tamber

*(continue on additional page(s) as necessary)*

## ATTACHMENT

OPEN SPACE REQUIREMENT. A C-MF designation of three (3) or more acres shall include an open space system featuring pedestrian amenities which must be connected to pedestrian and bicycle facilities in the surrounding neighborhoods. The open space system may include areas devoted to post construction, water quality and/or storm water detention measures, any required or provided landscaping or screening areas, SWIM buffers, *tree save areas*, *walkways and sidewalks*, greenways or environmental protection features. A minimum of *one-fiftieth (1/50)* ~~one-thirty-fifth (1/35)~~ of an acre of open space must be provided for every dwelling unit created. The open space shall generally be located as a single tract within the C-MF designated site and at least one-half (1/2) of it shall be usable by residents *or /and* the public for recreation. *Useable open space areas/amenities, such as grills, pools, tennis courts, playgrounds, dog parks and other improved areas with amenities for the residents or/and the public are permitted as part of the required open space.* When the open space requirement cannot feasibly be accomplished on-site, then an off-site location of equivalent size and within one-half (1/2) mile shall be identified as an alternative public park site. This off-site property shall be deeded or dedicated to the Town after it is improved as a park.

*\*words in italics are proposed changes.*

*\*\* words with strikethroughs are words to be removed.*

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